

**ZONING COMMITTEE
MINUTES
WEDNESDAY, MARCH 13, 2013
9:30 A. M.**

The regularly scheduled meeting of the Zoning Committee was held on **Wednesday, March 13, 2013** in Committee Room #2, at 9:40 a.m.

The following members were present:

**The Honorable Keisha Lance Bottoms, Chair
The Honorable Alex Wan, Vice Chair
The Honorable Howard Shook
The Honorable Ivory Lee Young, Jr.**

The following members were absent:

**The Honorable Carla Smith
The Honorable Joyce Sheperd**

Others present at the meeting were: Charletta Wilson-Jacks, Zoning Administrator; Department of Planning and Community Development; Senior City Attorneys Lem Ward and Jeffery Haymore; and members of the public and Council staff.

A. ADOPTION OF AGENDA - ADOPTED

B. APPROVAL OF MINUTES - APPROVED

CONSENT AGENDA

C. ORDINANCES FOR FIRST READING

13-O-0461 (1) An Ordinance by Zoning Committee to zone the former
Z-13-09 Cascade Road Landfill Property located off Cascade Road to
the R-3 (Single-Family Residential) Zoning District; and for
other purposes.

**FAVORABLE - TO BE REFERRED TO ZRB AND ZONING
COMMITTEE**

13-O-0517 (2) An Ordinance by Zoning Committee to amend Ordinance 13-
U-82-21/ O-0112 (TR-12-004) and U-82-21 as adopted by the City
(TR-12-004-A) Council on July 6, 1982 and approved by the Mayor on July
14, 1982 and subsequently transferred pursuant to adoption
by the City Council on February 4, 2013 and approved by
the Mayor without signature by Operation of Law on
February 19, 2013 for the purposes of amending the name of
the recipient of the Transfer of Ownership for a Special Use

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C. ORDINANCES FOR FIRST READING (CONT'D)

Permit for a Day Care Center for property located at **799 Hutchens Road, SE**; and for other purposes.

REFERRED TO ZONING COMMITTEE

13-O-0518 (3)
U-13-04 An Ordinance by Zoning Committee granting a Special Use Permit for a Private Park pursuant to Section 16-06A.005(l)(k) of the Zoning Ordinance, property located at **1499, 1503, 1507 Hardee Street NE and 53 and 57 Mayson Avenue, NE**, fronting approximately 150 feet on the east side of Mayson Avenue at the intersection of Hardee Street and Mayson Avenue.

Depth: Approximately 115 Feet

Area: 0.415 Acre

Land Lot: 207, 15th District, Dekalb County, Georgia

Owner: Mayson Avenue Cooperative, LLC

Applicant: Smith Dalia Architects, LLC

NPU-O

Council District 5

FAVORABLE - TO BE REFERRED TO ZRB AND ZONING COMMITTEE

13-O-0519 (4)
**U-13-05/
U-07-40/
U-80-5** An Ordinance by Zoning Committee to amend Ordinance 08-O-0101 (U-07-40) and Ordinance U-8-5 which a Special Use Permit for a Private Club (Section 16-05.006 (l) (d), property located at **155 West Paces Ferry Road, NW**, property fronts approximately 1,246 feet on the north side of West Paces Ferry Road, beginning 350 feet from the east corner of Chatham Road.

Depth: Approximately 1,073 Feet

Area: Approximately 18.05 Acres

Land Lots: 98, 99, 114, and 115, 17th District, Fulton County, Georgia

Owner: Cherokee Town Club

Applicant: Kevin Edwards

NPU-B

Council District 8

FAVORABLE - TO BE REFERRED TO ZRB AND ZONING COMMITTEE

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D. PAPERS HELD IN COMMITTEE

10-O-0013 (1)
Z-07-113 An Ordinance by Councilmember Aaron Watson **as substituted and amended by Zoning Committee** to rezone from the I-1-C (Light Industrial-Conditional) District to the MRC-3 (Mixed Residential Commercial) District, property located at **430 and 460 Englewood Avenue, SE**, fronting approximately 678 feet on the north side of Englewood Avenue beginning approximately 132 feet from the northeast corner of Mailing Avenue. **(Substituted as amended and held 1/13/10 at the request of the District Councilmember)**

Depth: Approximately 1,010 Feet

Area: Approximately 10.32 Acres

Land Lot: 42, 14th District, Fulton County, Georgia

Owner: JWGST LLC/Joseph Wiles

Applicant: Jason Fritz

NPU-Y

Council District 1

HELD

11-O-0533 (2)
Z-11-12 An Ordinance by Councilmember Natalyn Mosby Archibong **as substituted (#3) by Zoning Committee** to amend Chapter 32B NC-2 East Atlanta Village Neighborhood Commercial District of the 1982 Zoning Ordinance of the City of Atlanta Code of Ordinances for the purpose of adding specific Regulations; and for other purposes. **(Substituted and held 6/13/12) (Substituted and held 3/13/12)**

SUBSTITUTED AND HELD

11-O-0692 (3)
U-11-16 An **Amended** Ordinance by Zoning Committee granting a Special Use Permit pursuant to Section 16-28.023 (2)(c)(3) and Section 16-28.027 (3)(c) of the City of Atlanta Zoning Ordinance for a Transfer of Excess Development Rights. Said use is granted to Atlanta BeltLine, Inc. (Recipient Parcel) its successors, assigns and all subsequent owners and are to be transferred from the **544 North Angier Avenue, NE** (Donor Parcel). **(Referred back by Full Council 7/18/11) (Amended and held 7/27/11)**

HELD

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D. PAPERS HELD IN COMMITTEE (CONT'D)

11-O-0693 (4)
U-11-17 An **Amended** Ordinance by Zoning Committee granting a Special Use Permit pursuant to Section 16-28.023(2)(c)(3) and Section 16-28.027 (3)(c) of the City of Atlanta Zoning Ordinance for a Transfer of Excess Development Rights. Said use is granted to Atlanta BeltLine, Inc. (Recipient Parcel) its successors, assigns and all subsequent owners and are to be transferred from **641 (C 665) North Avenue, NE (Perlman Tract) (Donor Parcel)**. **(Referred back by Full Council 7/18/11) (Amended and held 7/27/11)**

HELD

11-O-0824 (5) An Ordinance by Zoning Committee to amend Section 6-4028 and to create Section 6-4028.1 of the Land Development Code, Part III of the Code of Ordinances, so as to change the Deferral Fee for Variance and Special Exception Applications before the Board of Zoning Adjustment to a flat fee for each instance that the Board grants an applicant's request for deferral to a subsequent public hearing on the application; and for other purposes. **(Held 6/15/11) (Public Hearing held 5/2/12)**

HELD

11-O-0857 (6)
U-11-18 An **Amended** Ordinance by Zoning Committee granting a Special Use Permit pursuant to Section 16-28.023 (2)(c)(3) and Section 16-28.027 (3)(c) of the City of Atlanta Zoning Ordinance for a Transfer of Excess Development Rights. Said use is granted to Atlanta BeltLine, Inc., (Recipient Parcel) its successors, assigns and all subsequent owners and are to be transferred from **690 Morgan Street, NE**, (a.k.a. 0 North Avenue Tax Parcel Identification 14-0018-0001-026-5), **(Donor Parcel)**. **(Referred back by Full Council 7/18/11) (Held 7/27/11)**

HELD

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D. PAPERS HELD IN COMMITTEE (CONT'D)

12-O-0450 (7) An Ordinance by Councilmember Keisha Bottoms **as**
Z-12-13 **Substituted by Zoning Committee** to rezone certain
properties within the **Campbellton Road Corridor** in NPU-S
from the RG-3 (Residential General), C-1 (Community
Business), and C-1-C (Community Business-Conditional)
Districts to the MR-3-C (Multi-Family Residential-
Conditional) and MRC-2-C (Mixed Residential Commercial)
Districts; and for other purposes. **(Held 2/27/13)**

FAVORABLE ON SUBSTITUTE

12-O-0494 (8) An Ordinance by Councilmembers Cleta Winslow and
Z-12-16 C. T. Martin **as Substituted by Zoning Committee** to
rezone certain properties within the Cascade Avenue
Corridor in NPU-S and NPU-T from the C-1 (Community
Business), and C-1-C (Community Business-Conditional),
Districts to the NC-14 (Cascade Avenue Beecher Street
Neighborhood Commercial) District; and for other purposes.
(Held 2/27/13)

FAVORABLE ON SUBSTITUTE

LINK TO ZRB PENDING LEGISLATION

<http://citycouncil.atlantaga.gov/2013/pendingzrb.htm>

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There being no further business to come before the Zoning Committee the meeting was adjourned at 10:30 a.m.

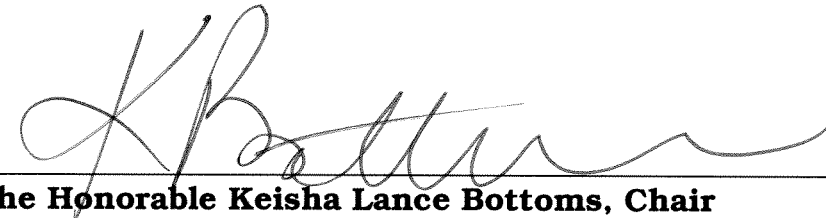
Respectfully submitted:



Angela H. Campbell, Legislative Assistant



Steve Tam, Research & Policy Analyst



The Honorable Keisha Lance Bottoms, Chair